



**HISTORIC LANDMARK COMMISSION  
MONDAY, JULY 26, 2010 – 7:00 P.M.  
COUNCIL CHAMBERS, CITY HALL  
301 W. 2<sup>ND</sup> STREET  
AUSTIN, TEXAS**

**ANNOTATED AGENDA**

**Call To Order: 7:00 P. M.**

Laurie Limbacher, Chair,  
John Rosato, Vice-Chair  
Joe Arriaga  
Patti Hansen  
Meghan Kleon.  
Daniel Leary  
Terri Myers

In Attendance  
In Attendance  
In Attendance  
In Attendance  
Absent  
In Attendance  
In Attendance

**1. Citizen Communication: General**

The first three (3) speakers signed up to speak will each be allowed four (4) minutes to address their concerns.

Katherine Moore, Hyde Park Neighborhood Association, spoke about the Local Historic District process, raising concerns that there are no written regulations for information that must be contained in the application and the process for nominating and following the application through the various commissions and Council. Ms. Moore stated that there had been inconsistent information from the City Historic Preservation Office staff on design standards, and asked the Commission to consider producing a letter to the city manager to provide clear information on the process of nominating local historic districts.

**2. Approval Of Minutes**

A. June 28, 2010

Motion: Postpone approval of the minutes from the June 28, 2010 Historic Landmark Commission meeting to the August 23, 2010 Historic Landmark Commission meeting. **The motion was approved on Commissioner Leary's motion, Commissioner Arriaga's second on a 6-0 vote. Ayes: Arriaga, Hansen, Leary, Limbacher, Myers and Rosato; Absent: Kleon.**

**3. Briefing**

A. C14H-1997-0008

Norwood House, 1012 Edgecliff Terrace

By: Kelly Snook, City of Austin Parks and Recreation Department.

Ms. Kelly Snook, City of Austin Parks and Recreation Department, reported to the Commission that they are working on a professional services contract in partnership with a stakeholder group to formulate plans for renovation and replication of historic features at the Norwood House to enable the City Parks and Recreation Department to pursue funding, prepare final construction drawings, and consider design alternatives. The City is seeking a consultant with experience and expertise in the assessment of the historic structure and plan for its renovation or redevelopment.

Developing the plans for the site will rely heavily on a technical and objective condition assessment of the house and grounds with specific recommendations that may range from total demolition, adaptive re-use and renovation. The consultants will also review historical documents, including library and documentary research, and accessing the information gathered by the Norwood Posse, an interested and active neighborhood group.

A physical inspection will ascertain the current condition of the house and grounds. Uses may include a park and options for connectivity to the Lady Bird Johnson Hike and Bike Trail.

Money was allocated in March, 2010 from Mitigation Funds for use on PARD properties.

The City will choose an architectural firm for the site from the rotation list. The city will continue to involve the Landmark Commission in review of plans and proposals for the site.

#### **4. Public Hearings**

##### **A. Discussion And Recommendations On Historic Zoning Cases**

##### **1. C14H-1986-0015; C14H-2004-008; C14H-2009-0059; C14-2010-0090**

**Grandberry Building, Mitchell-Robertson Building, 911 Congress Avenue Building 907, 909, and 911 Congress Avenue**

Zoning change request: From CBD to CBD-CURE

Applicant: Tucker Lynch, LBL Partners

City Staff: Clark Patterson, Planning and Development Review Department, and Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Allow the Congress Avenue Overlay to be modified by reducing the setback from the required sixty feet (60') to forty feet (40') and to maintain the maximum height of ninety feet (90').

Motion: Postpone to August 23, 2010 at staff's request. (Leary/Arriaga). **The motion was approved on a 6-0 vote. Ayes: Arriaga, Hansen, Leary, Limbacher, Myers and Rosato; Absent: Kleon.**

##### **2. C14H-1999-0018 – Brown-Dumas Blacksmith Shop 104 W. 2nd Street**

Applicant: Second Congress, Ltd.

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

The applicant has requested a postponement to August 23, 2010.

Staff Recommendation: Grant the postponement request.

Motion: Postpone to August 23, 2010 at the applicant's request. (Leary/Arriaga). **The motion was approved on a 6-0 vote. Ayes: Arriaga, Hansen, Leary, Limbacher, Myers and Rosato; Absent: Kleon.**

**3. C14H-2010-0008 – Driskill Hotel  
604 Brazos Street**

Applicant: Destination Hotels and Resorts, Inc., lessee

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Postpone to August 23, 2010 at staff's request.

Motion: Postpone to August 23, 2010 at staff's request. (Leary/Arriaga). **The motion was approved on a 6-0 vote. Ayes: Arriaga, Hansen, Leary, Limbacher, Myers and Rosato; Absent: Kleon.**

**4. C14H-2010-0017 – Victor and Ella Schmidt House  
1600 E. 11th Street**

Applicant: Historic Landmark Commission

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Recommend historic zoning.

Motion: Postpone to August 23, 2010 at the property owner's request. (Leary/Arriaga). **The motion was approved on a 6-0 vote. Ayes: Arriaga, Hansen, Leary, Limbacher, Myers and Rosato; Absent: Kleon.**

**5. C14H-2010-0019 – Hyde Park Local Historic District  
Generally between West 38th & West 45th Streets; Guadalupe to Duval Streets**

Applicant: Hyde Park Neighborhood Association (Lorre Weidlich)

City Staff: Susan Kirby, Historic Preservation Office, 974-3524

Staff Recommendation: Recommend HD, Historic District zoning.

Motion: Postpone to August 23, 2010 at staff's request. (Arriaga/no second). The case is pulled from the agenda by staff for re-notification.

**6. C14H-2010-0022 – Bones-Stokes House**

**1107 W. 9th Street**

Applicants: Albert Percival, III and Kevin Hughes, owners

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Staff cannot recommend historic zoning for the house with the recent alteration of the façade.

No speakers in support or in opposition. The public hearing was closed (Myers/Hansen; 6-0, Kleon absent).

Motion: Deny historic zoning due to the recent installation of a picture window on the front façade, which has compromised the historic appearance of the house. (Arriaga/Myers). **The motion was approved on a 6-0 vote. Ayes: Arriaga, Hansen, Leary, Limbacher, Myers and Rosato; Absent: Kleon.**

7. **C14H-2010-0024 – Wilder House**  
**1412 Wathen Avenue**

Applicant: Alice Ann Wilder Cornwell Life Estate  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Recommend historic zoning.

Diane Howard spoke in support; no speakers in opposition. The public hearing was closed (Leary/Hansen; 6-0, Kleon absent).

Motion: Postpone to August 23, 2010 at the Historic Landmark Commission's request to answer additional questions about the property. (Leary/Myers). **The motion was approved on a 6-0 vote. Ayes: Arriaga, Hansen, Leary, Limbacher, Myers and Rosato; Absent: Kleon.**

8. **C14H-2010-0025 – McCrummen-Wroe House**  
**2300 Windsor Road**

Applicants: David and Kimberly Hood, owners  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Recommend historic zoning.

David Hood spoke in support; no speakers in opposition. The public hearing was closed (Myers/Leary; 6-0, Kleon absent).

Motion: Postpone to August 23, 2010 at the Historic Landmark Commission's request to obtain the original plans and more current photographs of the house. **The motion was approved on a 6-0 vote. Ayes: Arriaga, Hansen, Leary, Limbacher, Myers and Rosato; Absent: Kleon.**

9. **C14H-2010-0026 – Zeta Tau Alpha House**  
**2711 Nueces Street**

Owner: Zeta Tau Alpha Corporation  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Postpone to August 23, 2010 for more detailed information regarding the significance of the house in Austin history.

Motion: Postpone to August 23, 2010 at staff's request (Laery/Arriaga). **The motion was approved on a 6-0 vote. Ayes: Arriaga, Hansen, Leary, Limbacher, Myers and Rosato; Absent: Kleon.**

10. **C14H-2010-0027 – Edgar and Mattie Blum House**  
**615 W. Mary Street**

Applicant: Laura Raines Smith, owner  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Recommend historic zoning.

Laura Smith spoke in support; no speakers in opposition. The public hearing was closed (Hansen/Leary; 6-0, Kleon absent).

Motion: Recommend the proposed zoning change from family residence – neighborhood plan (SF-3-NP) combining district to family residence – historic landmark – neighborhood plan (SF-3-H-NP) combining district zoning with clarification in the record of alterations to the house and changing the name of the house to the Bouldin-Blum House. (Myers/Hansen). **The motion was approved on a 6-0 vote. Ayes: Arriaga, Hansen, Leary, Limbacher, Myers and Rosato; Absent: Kleon.**

**11. C14H-2010-0028 – Eugene and Lois Sanders House  
1608 Travis Heights Boulevard**

Applicant: Historic Landmark Commission

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Deny historic zoning and release the demolition permit.

No speakers in support; Kent Auschutz and Tom Hallberg spoke in opposition to historic zoning. The public hearing was closed (Hansen/Myers; 6-0, Kleon absent).

Motion: Deny historic zoning. (Arriaga/Myers). **The motion was approved on a 6-0 vote. Ayes: Arriaga, Hansen, Leary, Limbacher, Myers and Rosato; Absent: Kleon.**

**12. C14H-2010-0029 – John and Mattie Van Dyke House  
1506 New York Avenue**

Applicant: Historic Landmark Commission

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

The property owner requests a postponement to August 23, 2010.

Staff Recommendation: Grant the postponement request.

Motion: Postpone to August 23, 2010 at the property owner's request. (Leary/Arriaga). **The motion was approved on a 6-0 vote. Ayes: Arriaga, Hansen, Leary, Limbacher, Myers and Rosato; Absent: Kleon.**

**13. C14H-2010-0030 – Eula Payton House  
502 Park Boulevard**

Applicant: Historic Landmark Commission

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Staff cannot recommend the house for individual designation but recommends the investigation of a historic district along Park Boulevard.

Carolyn Paliama, Laura McAfee, Bob Kaler, Mary Ingle and David Conner spoke in support of historic zoning. no speakers in opposition. The public hearing was closed (Myers/Arriaga; 6-0, Kleon absent).

Motion: Recommend the proposed zoning change from family residence, conditional overlay, neighborhood plan (SF-3-CO-NP) combining district to family residence – historic landmark – conditional overlay – neighborhood plan (SF-3-H-CO-NP). (Myers/no second). **Motion failed for lack of a second.**

Motion: Deny historic zoning but direct staff to investigate the possibility of a historic district along Park Boulevard. (Rosato/Hansen). **The motion was approved on a 5-0-1 vote. Ayes: Arriaga, Hansen, Limbacher, Myers and Rosato; Abstained: Leary; Absent: Kleon.**

**B. Discussion And Action On Applications For Certificates Of Appropriateness**

**1. C14H-1986-0041 – McCallum House**

**613 West 32nd Street**

Proposal: Modifications for additional living space in the existing garage

Applicants: Robert J. Hankinson and Jennifer Greene, owners

City Staff: Susan Kirby, Historic Preservation Office, 974-3524

The property owner requests a postponement to August 23, 2010.

Staff Recommendation: Grant the postponement request.

Motion: Postpone to August 23, 2010 at the property owner's request. (Leary/Arriaga). **The motion was approved on a 6-0 vote. Ayes: Arriaga, Hansen, Leary, Limbacher, Myers and Rosato; Absent: Kleon.**

**2. C14H-2009-0010 – Greenwood and Nina Wooten House**

**1405 Wooldridge Drive**

Proposal: Replace asphalt and concrete driveway with stone pavers.

Applicants: William and Mariette Wroe, owners

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Recommend the use of a more brick-like pattern.

Mariette Wroe spoke in support; no speakers in opposition. The public hearing was closed (Myers/Leary; 6-0, Kleon absent).

Motion: Approve the Certificate of Appropriateness to replace the asphalt section of the driveway with cast stone pavers with the recommendation that the applicant choose a more brick-like pattern for the pavers to be more complementary to the front walk and direct staff to look at the proposed pavers and pattern which the applicant stated are in the driveway now before being installed. (Myers/Leary). **The motion was approved on a 6-0 vote. Ayes: Arriaga, Hansen, Leary, Limbacher, Myers and Rosato; Absent: Kleon.**

**C. Review Of Permits In National Register Historic Districts**

**1. NRD-2010-0022 (Old West Austin)**

**1404 and 1406 West 30th Street**

Proposal: Demolish a ca.1932 one-story house.

Applicant: Sara Hadden

Owner: James Cartwright

City Staff: Susan Kirby, Historic Preservation Office, 974-3524

Staff Recommendation: Respectfully request the applicant consider breaking up mass of the façade on the addition to mitigate scale of the addition and blend with the existing house; otherwise approve as submitted.

Motion: Postpone to August 23, 2010 to have staff deliver photographs and research on the houses. (Myers/Leary). **The motion was approved on a 6-0 vote. Ayes: Arriaga, Hansen, Leary, Limbacher, Myers and Rosato; Absent: Kleon.**

**2. NRD-2010-0046 (West Line)**

**1111 West 9th Street**

Proposal: Construct a detached garage and garage apartment.

Applicant: Jeff Barajas

Owner: Steven Weisburd

City Staff: Susan Kirby, Historic Preservation Office, 974-3524

Staff Recommendation: Approve as submitted.

Commission recommendations:

**No additional recommendations or comments to the applicant. Passed on consent.**

**3. NRD-2010-0058 (Old West Austin)**

**2000 Parkway**

Proposal: Expand first floor of non-contributing house; demolish detached garage

Applicant: James Holland

Owners: Dennis and Judy Walsh

City Staff: Susan Kirby, Historic Preservation Office, 974-3524

Staff Recommendation: Approve as submitted.

Commission recommendations:

**No additional recommendations or comments to the applicant. Passed on consent.**

**4. NRD-2010-0059, (Old West Austin)**

**1703 West 29th Street**

Proposal: Demolish a ca. 1949 house.

Applicants: Mark and Leslie Love

City Staff: Susan Kirby, Historic Preservation Office, 974-3524

Staff Recommendation: Approve as submitted.

Mark Love and Leslie Love spoke in support of demolition; Joyce Basciano and Richard Lavallo spoke in opposition. The public hearing was closed (Arriaga/Rosato; 6-0, Kleon absent).

Motion: Release the demolition permit for the ca. 1949 house at 1703 W. 29<sup>th</sup> Street. **The motion was approved on a 6-0 vote. Ayes: Arriaga, Hansen, Leary, Limbacher, Myers and Rosato; Absent: Kleon.**

**COMMISSION ACTION:**

Motion: Continue the meeting beyond 10:00 p.m. (Myers/Leary). **The motion was approved on a 6-0 vote. Ayes: Arriaga, Hansen, Leary, Limbacher, Myers and Rosato; Absent: Kleon.**

5. **NRD-2010-0070 (West Line)**

**802 Winflo Drive**

Proposal: Construct two-story single-family house on vacant lot  
Owner: Eric Leibrock and Ellen Justice  
Applicant: Frank Matusek Telephone: 512-426-0966  
City Staff: Susan Kirby, Historic Preservation Office, 974-3524  
Staff Recommendation: Approve as submitted.

Commission recommendations:

**No additional recommendations or comments to the applicant. Passed on consent.**

**D. Discussion And Action On Applications For Demolition Or Relocation**

**1 HDP-2010-0209, 2110 E. 9<sup>th</sup> Street**

Proposal: Demolish a ca. 1917 house.  
Applicant: Israel Pantoja, Dirty Work Service  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
The property owner requests a postponement to August 23, 2010.  
Staff Recommendation: Grant the postponement request.

Motion: Postpone to August 23, 2010 at the property owner's request.  
(Leary/Arriaga). **The motion was approved on a 6-0 vote. Ayes: Arriaga, Hansen, Leary, Limbacher, Myers and Rosato; Absent: Kleon.**

**E Request For Re-Hearing On Tax Exemption Applications**

**1. C14H-1985-0011 – Nichols Gellman Home  
201 E. 6th Street**

Motion: Approve a Certification for Tax Exemption for the Nichols-Gellman Home, 201 E. 6<sup>th</sup> Street. (Leary/Arriaga). **The motion was approved on a 5-0-1 vote. Ayes: Arriaga, Hansen, Leary, Myers and Rosato; Abstained: Limbacher; Absent: Kleon.**

**2. C14h-1987-0020-B – Webb-Shaw Building  
212 E. 6th Street**

Motion: Deny a Certification for Tax Exemption for the Webb-Shaw Building because the sign for Bikini's does not comport with the Commission's Sign Guidelines for Sixth Street. (Leary/Arriaga). **The motion was approved on a 5-0-1 vote. Ayes: Arriaga, Hansen, Leary, Myers and Rosato; Abstained: Limbacher; Absent: Kleon.**

**F. Other Business**

**1. Committee Reports**

- A. Certificates of Appropriateness Review Committee  
The committee continues to review applications for certificates of appropriateness in an effort to streamline the process for review by the full Commission.
- B. Operations Committee  
The Operations Committee has made recommendations regarding the short-term proposals requested by Council on limiting the number of owner-

initiated historic zoning cases in any given month. The report will be presented to Council on August 5, 2010.

C. Grants Committee

The Grants Committee will meet in August to go through parameters for selecting projects for potential CLG grants in the future.

D. Preservation Plan Committee

No Report

**2. Items from Commission:**

**No Report**

**3. Items from Staff:**

**No Report**

**ADJOURN: 11:15 p.m.**